

Delegated Decision Report

Application No:	25/0622	Statutory Period Expires:	30th September 2025
------------------------	----------------	----------------------------------	----------------------------

Site:	26 St Edward Street Newport NP20 4GG		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 3 (WASTE MANAGEMENT PLAN) AND 4 (CYCLE STORAGE) OF PLANNING CONSENT 25/0403		
Applicant:	Williams		
Type:	Discharge Conditions	Ward:	Stow Hill
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a two-storey terraced property in Stow Hill. The site is characterised by residential properties and accommodates on street parking.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the partial discharge of condition 3 (waste management plan) and condition 4 (cycle storage) of 25/0403.

03 Prior to beneficial occupation, refuse storage facilities shall have been provided and a waste management plan put in place in accordance with details which shall have first been submitted to and approved by the Local Planning Authority. The storage facilities and management plan shall be retained and operated for the lifetime of development.

Reason: To ensure that adequate waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026).

04 Prior to beneficial occupation, cycle storage facilities shall have been provided in accordance with details which shall have first been submitted to and approved by the Local Planning Authority and these facilities shall be retained for the lifetime of development.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0403	CHANGE OF USE FROM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)	GC	10.07.2025

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6. CONSULTATION RESPONSES

- 6.1 Waste Manager: We would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

- 6.2 Local Highways Authority:
Highway recommendation:
CONDITIONS 3 (WASTE MANAGEMENT PLAN): Recommend partial discharge in so far as the Plan is approved but remains to be actioned.
4 (CYCLE STORAGE): recommend no discharge.

Highway Comments:

The hoops proposed are acceptable when suitably anchored, however the size of the shed and spacing of them would make the arrangement impractical. The hoops should be at 1m centres with 500mm clearance at each end. This allows two cycles per hoop and reasonable access. We would also suggest a wider door to make the access practical.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 This application seeks the partial discharge of condition 3 (waste management plan), and condition 4 (cycle storage).

8.2 **Condition 03**

- 8.2.1 25/0403 states;
03 Prior to beneficial occupation, refuse storage facilities shall have been provided and a waste management plan put in place in accordance with details which shall have first been submitted to and approved by the Local Planning Authority. The storage facilities and management plan shall be retained and operated for the lifetime of development.
Reason: To ensure that adequate waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026).

- 8.2.2 The applicant has provided a waste storage unit to the rear of the property along with a management plan. Sufficient information has been provided to satisfy condition 03, and there have been no objections from consultees. The condition can be partially discharged.

8.3 **Condition 04**

- 8.3.1 25/0403 states;
04 Prior to beneficial occupation, cycle storage facilities shall have been provided in accordance with details which shall have first been submitted to and approved by the Local Planning Authority and these facilities shall be retained for the lifetime of development.
Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.
- 8.3.2 The applicant has provided a cycle storage shed in the rear garden accommodating 4no. Sheffield bike stands. The Highways officer commented on the application and states, the hoops proposed are acceptable when suitably anchored, however the size of the shed and spacing of them would make the arrangement impractical. The hoops should be at 1m centres with 500mm clearance at each end. This allows two cycles per hoop and reasonable access. We would also suggest a wider door to make the access practical.
- 8.3.3 On assessment, given the Sustainable Travel SPG requirements, it sets out 1 space per 2 bedrooms for a long stay requirement. The applicant has exceeded this and has provided 2no. racks which equates at 4no.spaces. Since highways comments, the applicant has annotated that the racks would be spaced at 1m apart from the centres, and given the space within the shed, there would be acceptable room to manoeuvre. Whilst the door has not been widened; it appears this is acceptable in this instance given the manoeuvre space within. Overall, it is considered the details are sufficient to partially discharge condition 04.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is

considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The information provided is satisfactory to partially discharge conditions 03 (Waste Management Plan) and 04 (cycle storage).

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 26 St. Edward Street -PL-LRJ-222429 - A1; Sheffield Bike racks; Sheffield bike stand details x 4 to provide within shed; Site Location Plan; Waste management plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.